



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – 111 Chestnut Street

DATE: April 29, 2014

  

**Request:** To change the zoning classification of 111 Chestnut Street, parcel 14-13-227, from Residence A to Neighborhood Business

**Applicant:** Sphere Holdings, LLC

**Owner:** Susan Burkner

**SEQRA:** Unlisted

**County review:** Not required

**Comments:** The applicant is requesting this zone change in order to allow commercial development of the parcel at the corner of Washington and Chestnut streets. Specifically, they wish to construct a ~4,000 square foot restaurant with a drive-through at this location.

The subject parcel is currently zoned Residence A and is occupied by a single-family residence. The neighboring lot to the east is zoned Neighborhood Business, and is currently occupied by an automobile service station. The applicant plans to combine the two lots and demolish both structures.

Surrounding land uses are a mix of residential and commercial. This includes a second service station, a gas station, a dentist, a church, and several single-family houses.

The city's Land Use Plan designates this area for "neighborhood business" use.

We have received some correspondence in opposition of the change, attached herewith.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Kurt Wendler, Sphere Holdings, PO Box 207, Manlius NY 13104